

GOVERNMENT OF ANDHRA PRADESH

ABSTRACT

Town Planning – Palwancha Municipality – Change of land use from Residential Use to Industrial Use Sy.Nos.398, 392, 399, 400/AA, 401/AA, 397, 400/A, 401, 402, 404, 393, 405/4/2, 405/1/3B, 405/1/3A, 405/1/4, 405/5/2, 405/1/5/1, 405/1/5/2, 405/5/3, 405/1/6, 405/1/7, 405/3, 405/8/1, 405/1/9, 405/1/10, 405/8/2, 405/1/13, 405/1/14, 405/1/12A and 12B of Palwancha to an extent of Ac.142.01 guntas, for establishing of thermal power plant (2 x 150 MW) - Draft Variation – Confirmed – Orders - Issued.

MUNICIPAL ADMINISTRATION & URBAN DEVELOPMENT (H1) DEPARTMENT

G.O.Ms.No. 299

Dated: 29/06/2013.

Read the following:-

- Ref : 1. G.O.Ms.No.797 MA, dated 06.09.2005.
2. From the Director of Town and Country Planning, Hyderabad, Lr. Roc.No.7152/2010/W, dt.15.07.10
 3. Govt.Memo.No.13883/H1/2011-3, dt.01.12.2010.
 4. From the Commissioner of Printing & Stationary, A.P. Extraordinary Gazette No.592, Part-I, dated 01.11.2012.
 5. From the DTCP Lr.No.7152/2010/W, dt.22.11.10, 26.03.2011 and 09.10.2012.
 6. From Municipal Commissioner, Palwancha Lr.Roc.No.G/615/2012-13, Dt.08.03.2013.

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ORDER:

The draft variation to the Palwancha General Town Planning Scheme to the Master Plan which was sanctioned in G.O.Ms.No.797 MA., dated: 06.09.2005 was issued in Government Memo No.13883/H1/2010-3, Municipal Administration & Urban Development Department, dt.01.12.2010 and published in the Extraordinary issue of A.P. Gazette No. 682, Part-I, dated: 03-12-2010. No objections and suggestions have been received from the public within the stipulated period. The Director of Town & Country Planning, Hyderabad in his letter dated:26.03.2011 has stated that the Commissioner, Palwancha Municipality has informed that the applicant has paid an amount of Rs.19,51,300/- (Rupees Nineteen Lakhs Fifty One thousand and Three hundred only) and Rs.65,500/- (Rupees Sixty Five thousand and Five hundred only) i.e., a total mount of Rs. 20,16,800 towards Development/ Conversion charges as per G.O.Ms.No.158 MA.,dated:22-03-1996. Hence, the draft variations are confirmed.

2. The appended notification will be published in the next issue of the Andhra Pradesh Gazette.

(BY ORDER AND IN THE NAME OF THE GOVERNOR OF ANDHRA PRADESH)

**B. SAM BOB,
PRINCIPAL SECRETARY TO GOVERNMENT (UD)**

To
The Commissioner of Printing, Stationery and Stores Purchase, Hyderabad.
The Director of Town and Country Planning, Hyderabad.
The Regional Deputy Director of Town Planning, Warangal.
The Commissioner, Palwancha Municipality, Khammam District.

Copy to:

The individual through the Commissioner, Palwancha Municipality, Khammam District.

The District Collector, Khammam District.

SF/SC.

//FORWARDED ::BY:: ORDER//

SECTION OFFICER

:: 2 ::

APPENDIX
NOTIFICATION

In exercise of the powers conferred by clause (a) of Sub- Section (2) of Section 15 of the Andhra Pradesh Town Planning Act, 1920, the Government of Andhra Pradesh hereby makes the following variation to the Master Plan of Palwancha Town, the same having been previously published in the Extraordinary issue of Andhra Pradesh Gazette No. 592, Part-I, dated: 1.11.2012 as required by clause (b) of the said section.

VARIATION

The site in Sy.Nos.398, 392, 399, 400/AA, 401/AA, 397, 400/A, 401, 402, 404, 393, 405/4/2, 405/1/3B, 405/1/3A, 405/1/4, 405/5/2, 405/1/5/1, 405/1/5/2, 405/5/3, 405/1/6, 405/1/7, 405/3, 405/8/1, 405/1/9, 405/1/10, 405/8/2, 405/1/13, 405/1/14, 405/1/12A and 12B of Palwancha to an extent of Ac.142.01 guntas of Palwancha Municipality, the boundaries of which are as shown in the schedule below and which is earmarked for Residential use in the General Town Planning Scheme (Master Plan) of Palwancha Municipality sanctioned in G.O.Ms.No.797MA., dated 06.09.2005, marked as (1) a to p1 is proposed to be designated for Industrial use; and (2) it is proposed to delete 60 feet wide Master Plan road passing through the site as marked as B1-A and converted the deleted area to Industrial use (within the site under reference) and Residential use; (3) it is proposed to delete 60 feet wide Master Plan road passing through the site as marked as B-B1 and converted the deleted area to Industrial use (within the site under reference) and Residential use; (4) it is proposed to delete 60 feet wide Master Plan road passing through the site as marked as C-C1 and converted the deleted area to Industrial use (within the site under reference) and Residential use; (5) it is proposed to form new 60 feet wide road marked as B1-B2; and (6) it is proposed to form another new 60 feet wide road marked as C1-D, based on the Council Resolution No.10, dated 29.04.2009 as shown in the revised part proposed land use map GTP.No.1/2012/W available in Municipal Office, Palwancha Town, **subject to the following conditions:**

1. The applicant shall hand over the land affected in 100'-0" Master Plan Road situated on Southern side at free of cost through registered gift deed to the Palwancha Municipality.
2. The applicant shall hand over the land affected in proposed 60'-0" wide roads i.e., A-B1-B2 and C1-D.
3. The applicant shall provide 25.0 Mtrs wide Green Buffer all along the boundary and the extent of green belt shall be minimum 33% of the total area and tall growing trees to be planted in view of 2 settlements, Tank and Residential Use as per Master Plan.
4. The Applicant shall take prior approval from the competent authority before commencing the development work.
5. That the title and Urban Land Ceiling / Agricultural land ceiling aspect shall be scrupulously examined by the concerned authorities i.e., Urban Development Authorities / Municipal Corporations / Municipalities before issue of building permission / development permission.
6. That the above realignment / deletion / formation of road and change of land use is subject to the conditions that may be applicable under the Urban Land Ceiling Act, 1976 and A.P. Agriculture Ceiling Act.
7. The owners / applicants are solely responsible for any misrepresentation with regard to ownership / title, Urban Land Ceiling Clearances etc. The owners / applicants shall be responsible for any damage claimed by any one on account of realignment of road proposed.

:: 3 ::

8. The realignment / deletion / formation of road and change of land use shall not be used as the proof of any title of the land.
9. The realignment / deletion / formation of road and change of land use shall not be used as the sole reason for obtaining exemption from the provisions of Urban Land Ceiling Act, 1976.
10. Any other conditions as may be imposed by the competent authority.
11. This change of land use approval is subject to outcome of any pending court cases in this regard.

SCHEDULE OF BOUNDARIES

- North : Sy.No.405(Part), land belongs to Navabharat Ferro Alloys Residential township and 60'-0" wide proposed Master Plan road.
- East : Jaggu Thanda Village and land in Sy.Nos. 393/P, 374, 373, 405/P, 397 and 391.
- South : Govt. Land in Sy.No.405/2 and Proposed 100'-0" wide Master Plan Road.
- West : Sy.Nos.405/P, 404 & 403 (Yerrakunta Tank)

**B. SAM BOB,
PRINCIPAL SECRETARY TO GOVERNMENT (UD)**

SECTION OFFICER.